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Bank National Trust Company, as
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Loan Trust 2006-2, Asset-Backed
Certificates, Series 2006-2*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN TRUST
FOR REGISTERED HOLDERS OF LONG
BEACH MORTGAGE LOAN TRUST
2006-2, ASSET-BACKED
CERTIFICATES, SERIES 2006-2,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; GREEN
VALLEY SOUTH OWNERS
ASSOCIATION NO. 1, a Nevada non-
profit corporation,

Defendants.

Case No. 2:16-cv-02715-JAD-GWF

**STIPULATION AND ORDER TO 1)
DISMISS WITH PREJUDICE
CLAIMS BETWEEN DEUTSCHE
BANK NATIONAL TRUST
COMPANY, SFR INVESTMENTS
POOL 1, LLC, AND GREEN
VALLEY SOUTH OWNERS
ASSOCIATION NO. 1; AND
LIFT STAY ENTERED
DECEMBER 5, 2017 (ECF NO. 40)**

ECF No. 42

1 SFR INVESTMENTS POOL 1, LLC, a
2 Nevada limited liability company,

3 Counter/Cross Claimant,

4 vs.

5 DEUTSCHE BANK NATIONAL TRUST
6 COMPANY, AS TRUSTEE, IN TRUST
7 FOR REGISTERED HOLDERS OF LONG
8 BEACH MORTGAGE LOAN TRUST
2006-2, ASSET-BACKED
CERTIFICATES, SERIES 2006-2; JZ
MORTGAGE, INC., a foreign corporation;
ANTHONY BYINGTON, an individual,

9 Counter/Cross Defendants.

10 Plaintiff and Counterdefendant Deutsche Bank National Trust Company, as
11 Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust
12 2006-2, Asset-Backed Certificates, Series 2006-2 (the "Trust"),
13 Defendant/Counterclaimant SFR Investment Pools 1, LLC ("SFR"), and Defendant
14 Green Valley South Owners Association No. 1 ("Green Valley South") (collectively,
15 the "Parties") hereby stipulate as follows:

16 1. This action concerns title to real property commonly known as 112
17 Gooseberry Lane, Henderson, Nevada 89074 (the "Property") following a
18 homeowner's association foreclosure sale conducted on May 24, 2013, with respect
19 to the Property.

20 2. As it relates to the Parties, a dispute arose regarding that certain Deed
21 of Trust recorded against the Property in the Official Records of Clark County,
22 Nevada as Instrument Number 20051110-0006656 (the "Deed of Trust"), and in
23 particular, whether the Deed of Trust continues to encumber the Property.

24 3. The Parties to this Stipulation have settled and agreed to release their
25 respective claims, and further agreed that the claims between them, including the
26 Complaint and Counterclaim, shall be DISMISSED with prejudice.

27 4. This Stipulation in no way affects SFR's cross-claims against Anthony
28 Byington or JZ Mortgage, Inc.

1 5. The Parties further stipulate and agree that the Lis Pendens recorded
2 against the Property in the Official Records of Clark County, Nevada, as
3 Instruments Number 20170501-0000856 be, and the same hereby is, EXPUNGED.

4 6. The Parties further stipulate and agree that the \$500 in security costs
5 posted by Chase on March 31, 2017 pursuant to this Court's Order [ECF No. 13]
6 shall be discharged and released to the Ballard Spahr LLP Trust Account.

7 7. The Parties further stipulate and agree that a copy of this Stipulation
8 and Order may be recorded with the Clark County Recorder;

9 9. The Parties further agree to lift the stay entered December 5, 2017
10 [ECF No. 40];

11 10. This case shall remain open until such time as SFR resolves its
12 pending cross-claims against Anthony Byington and JZ Mortgage, Inc.; and

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14 *(Remainder of Page Intentionally Left Blank)*
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11. Each party in this case number 2:16-cv-02715-JAD-GWF shall bear its own attorneys' fees and costs.

Dated: November 29, 2018

BALLARD SPAHR LLP

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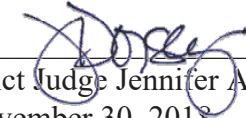
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*Attorney for Defendant Green Valley
South Owners Association No. 1*

ORDER

IT IS SO ORDERED. **The STAY is LIFTED.** The **lis pendens** recorded in the Official Records of Clark County, Nevada, as Instrument Number 20170501-0000856 is **EXPUNGED**. The Clerk of Court is directed to **refund to Ballard Spahr LLP Trust Account the \$500 in security costs** posted by Deutsche Bank [ECF No. 15]. All of plaintiff **Deutsche Bank's claims are DISMISSED with prejudice**, each side to bear its own fees and costs. **SFR Investments Pool 1, LLC's counterclaims against Deutsche Bank are DISMISSED** with prejudice, each side to bear its own fees and costs. This dismissal leaves only SFR's crossclaims against Anthony Byington and JZ Mortgage, Inc.; **SFR has 30 days to file a motion for default judgment against crossdefendants Anthony Byington and JZ Mortgage, Inc.** or otherwise terminate its claims against them.



U.S. District Judge Jennifer A. Dorsey
Dated: November 30, 2018